

Total Area (Excluding Balcony): 59.8 m² ... 643 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

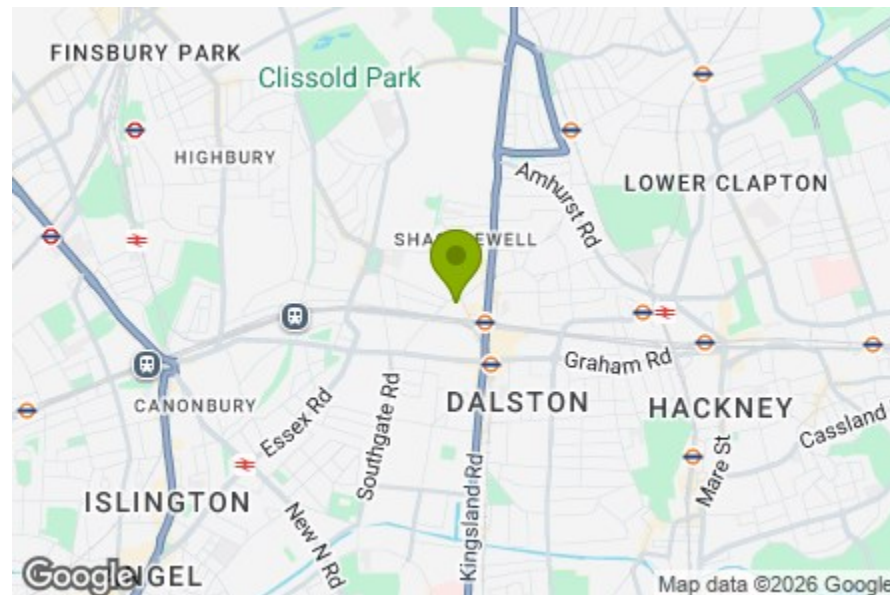
Reception
17'1" x 12'7"

Storage

Kitchen
6'0" x 14'0"

Bedroom
11'5" x 10'7"

Bathroom



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 61 | 75 |
| | | EU Directive 2002/91/EC | |



MILDMAY ROAD, ISLINGTON

Offers In Excess Of £525,000 Share of Freehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Beautifully Presented
- Arranged Over Two Floors
- Private Roof Terrace
- Communal Garden
- Chain Free

A beautifully presented one-bedroom apartment on Mildmay Road, arranged over two floors with a private roof terrace and access to a communal garden, all within easy reach of Newington Green, Canonbury and the everyday favourites of Stoke Newington and Dalston.

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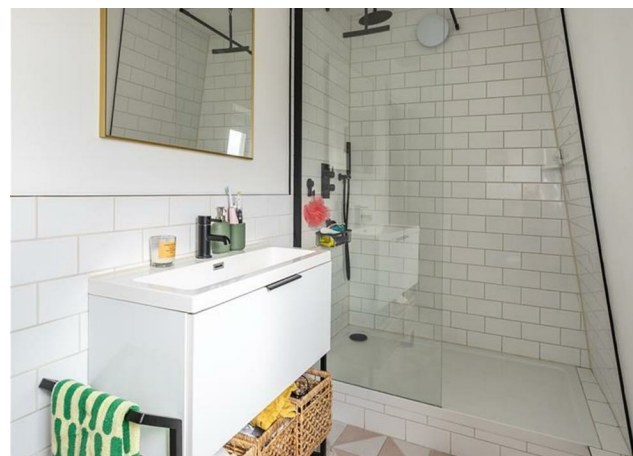
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IF YOU LIVED HERE...

Set across the third and fourth floors, the layout feels nicely defined. The reception room is bright and welcoming, with wood flooring, soft neutral walls and plenty of space for both relaxing and dining. The separate kitchen sits just across the hallway, finished with white cabinetry, tiled splashbacks and a generous run of worktop space.

Upstairs, the bedroom has a calm, simple feel, with wood flooring, mirrored wardrobes and double doors opening onto the private roof terrace. It is a lovely spot for morning coffee, evening air or a few pots of greenery.

The bathroom is also on this level, finished with patterned floor tiles, a walk-in shower and a fresh white suite. The apartment also comes chain free, with the added benefit of a communal garden.

WHAT ELSE?

- Jolene and Perilla are both close by, offering thoughtful menus and a relaxed neighbourhood feel.
- Canonbury Overground and Dalston Kingsland are both within easy reach for connections across London.
- Clissold Park and Highbury Fields are nearby for green space, weekend walks and a slower Sunday morning.



A WORD FROM THE OWNER...

"It was a dream living in this flat, I had some of the best years and times! The location is second to none, super well connected with amazing pubs, restaurants, bars and cafes on the doorstep. It's a friendly building and the flat itself is bright, modern and spacious. The private terrace outside the bedroom is the cherry on top!"

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